

# New York State Association of REALTORS Monthly Housing Survey

Median Sales Price of Existing Single-Family Homes Sold January and February 2006

County	Feb-04	Feb-05	Jan-06r	Feb-06p	Percentage of change			
					Feb-04 to Feb-05	Feb-05 to Feb-06	Jan-06 to Feb-06	Feb-04 to Feb-06
ALBANY	\$157,328	\$169,900	\$184,900	\$173,250	8	2	-6.3	10.1
ALLEGANY	\$45,750	\$74,000	\$37,000	\$64,900	61.7	-12.3	75.4	41.9
BROOME	\$71,750	\$86,500	\$88,500	\$97,500	20.6	12.7	10.2	35.9
CATTARAUGUS	\$67,650	\$67,700	\$61,900	\$70,437	0.1	4	13.8	4.1
CAYUGA	\$64,500	\$65,217	\$90,000	\$90,000	1.1	38	0	39.5
CHAUTAUQUA	\$59,250	\$65,003	\$64,700	\$69,000	9.7	6.1	6.6	16.5
CHEMUNG	\$89,000	\$73,380	\$81,370	\$60,500	-17.6	-17.6	-25.6	-32
CHENANGO	\$54,000	\$82,500	\$69,900	\$81,900	52.8	-0.7	17.2	51.7
CLINTON	\$87,500	\$109,090	\$134,230	\$110,000	24.7	0.8	-18.1	25.7
COLUMBIA	\$117,500	\$193,000	\$254,450	\$233,000	64.3	20.7	-8.4	98.3
CORTLAND	\$100,000	\$80,950	\$78,700	\$97,150	-19	20	23.4	-2.8
DELAWARE	\$45,000	\$73,000	\$106,090	\$82,250	62.2	12.7	-22.5	82.8
DUTCHESS	\$280,000	\$318,000	\$335,000	\$362,500	13.6	14	8.2	29.5
ERIE	\$85,500	\$90,000	\$106,769	\$89,470	5.3	-0.6	-16.2	4.6
ESSEX	\$133,500	\$247,500	\$147,500	\$116,600	85.4	-52.9	-20.9	-12.7
FRANKLIN	\$77,000	\$82,500	\$155,000		7.1	-100	-100	-100
FULTON	\$63,260	\$63,500	\$74,000	\$89,900	0.4	41.6	21.5	42.1
GENESEE	\$88,500	\$71,000	\$99,000	\$96,250	-19.8	35.6	-2.8	8.8
GREENE	\$127,250	\$159,900	\$130,000	\$137,500	25.7	-14	5.8	8.1
HERKIMER	\$74,000	\$41,400	\$63,500	\$64,000	-44.1	54.6	0.8	-13.5
JEFFERSON	\$85,500	\$77,900	\$96,950	\$105,000	-8.9	34.8	8.3	22.8
LEWIS	\$70,000	\$86,250	\$48,500	\$120,000	23.2	39.1	147.4	71.4
LIVINGSTON	\$72,450	\$88,000	\$91,000	\$92,500	21.5	5.1	1.6	27.7
MADISON	\$84,500	\$85,000	\$100,000	\$130,000	0.6	52.9	30	53.8
MONROE	\$99,950	\$110,000	\$115,000	\$105,000	10.1	-4.5	-8.7	5.1
MONTGOMERY	\$51,000	\$64,000	\$106,000	\$67,002	25.5	4.7	-36.8	31.4
NASSAU	\$413,000	\$450,000	\$490,000	\$505,750	9	12.4	3.2	22.5
NIAGARA	\$67,500	\$84,400	\$79,900	\$67,330	25	-20.2	-15.7	-0.3
ONEIDA	\$67,700	\$80,000	\$79,500	\$94,900	18.2	18.6	19.4	40.2
ONONDAGA	\$96,000	\$105,000	\$116,000	\$114,000	9.4	8.6	-1.7	18.8
ONTARIO	\$90,500	\$101,450	\$115,000	\$128,750	12.1	26.9	12	42.3
ORANGE	\$270,000	\$305,000	\$311,000	\$293,500	13	-3.8	-5.6	8.7
ORLEANS	\$40,000	\$68,085	\$45,000	\$64,000	70.2	-6	42.2	60
OSWEGO	\$76,500	\$58,950	\$69,150	\$68,500	-22.9	16.2	-0.9	-10.5
OTSEGO	\$72,400	\$73,000	\$121,640	\$103,600	0.8	41.9	-14.8	43.1
PUTNAM	\$345,000	\$430,000	\$388,250	\$395,750	24.6	-8	1.9	14.7
QUEENS	\$390,000	\$477,000	\$565,000	\$550,000	22.3	15.3	-2.7	41
RENSSELAER	\$124,500	\$135,500	\$162,000	\$174,900	8.8	29.1	8	40.5
RICHMOND	\$345,000	\$370,000	\$419,250	\$422,000	7.2	14.1	0.7	22.3
ROCKLAND	\$390,250	\$452,000	\$488,975	\$522,500	15.8	15.6	6.9	33.9
SARATOGA	\$175,000	\$222,000	\$240,000	\$244,250	26.9	10	1.8	39.6
SCHENECTADY	\$107,855	\$138,950	\$161,900	\$172,100	28.8	23.9	6.3	59.6
SCHOHARIE	\$138,900	\$85,000	\$65,000	\$148,500	-38.8	74.7	128.5	6.9
SCHUYLER	\$80,250	\$62,800	\$205,000	\$40,000	-21.7	-36.3	-80.5	-50.2
SENECA	\$82,000	\$85,250	\$69,000	\$95,675	4	12.2	38.7	16.7

County	Feb-04	Feb-05	Jan-06r	Feb-06p	Percentage of change			
					Feb-04 to Feb-05	Feb-05 to Feb-06	Jan-06 to Feb-06	Feb-04 to Feb-06
ST LAWRENCE	\$57,500	\$50,000	\$76,500	\$70,000	-13	40	-8.5	21.7
STEUBEN	\$60,000	\$70,000	\$70,000	\$52,500	16.7	-25	-25	-12.5
SUFFOLK	\$335,000	\$375,000	\$400,200	\$413,000	11.9	10.1	3.2	23.3
SULLIVAN	\$99,500	\$156,250	\$175,000	\$142,750	57	-8.6	-18.4	43.5
TIOGA	\$94,340	\$78,500	\$109,500	\$104,000	-16.8	32.5	-5	10.2
TOMPKINS	\$134,001	\$176,000	\$160,000		31.3	-38.6	-32.5	-19.4
ULSTER	\$183,250	\$260,000	\$275,000	\$255,000	41.9	-1.9	-7.3	39.2
WARREN	\$152,470	\$175,000	\$150,000	\$195,147	14.8	11.5	30.1	28
WASHINGTON	\$81,500	\$78,250	\$84,750	\$104,500	-4	33.5	23.3	28.2
WAYNE	\$90,000	\$88,814	\$91,000	\$83,300	-1.3	-6.2	-8.5	-7.4
WESTCHESTER	\$555,000	\$589,000	\$655,000	\$662,000	6.1	12.4	1.1	19.3
WYOMING	\$69,500	\$73,450	\$74,000	\$67,000	5.7	-8.8	-9.5	-3.6
YATES	\$72,750	\$132,500	\$129,900	\$103,000	82.1	-22.3	-20.7	41.6
<b>NYS Total</b>	<b>\$235,000</b>	<b>\$267,950</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>27.7</b>

Source: NYS Association of REALTORS

r-revised

p-preliminary

Blank Areas Indicate Data Not Available